

Provincetown Building Committee
Meeting Minutes
Wednesday, July 14, 2021, 3 P.M.

The Provincetown Building Committee held a remote public meeting on July 14, 2021 at 3:00 p.m., in keeping with Governor Baker's executive Order of March 12, 2020, *Order Suspending Certain Provisions of the Open Meeting Law*.

BC Members Present: Sheila McGuinness, Don Murphy, and alternates Linda Fiorella and Lisa Westervelt. BC Members Absent: Paul Kelly, Leif Hamnquist, and Tom Coen (unexcused)

Also Present: Jorge Cruz, Daithi Blair (joined at 3:35) (Flansburgh Architects), Paul Millet, Sabrina Castaneda (Environmental Partners), Alex Morse (Town Manager), Police Chief Jim Golden, Rich Waldo, DPW Director, and Leslie Sandberg, Select Board Member.

There were no statements from members of the public.

Chair gave a summary of the presentation of the Building Committee (BC) to the Select Board (SB) on July 12. SB was very enthusiastic and gave a warm reception. Jorge and Paul gave a great presentation. SB suggested a Community Engagement Plan including social media and door-to-door if necessary, including concerns about site, building, no extras/expensive perks, presentation of options, addressing public misunderstandings head-on (e.g., landscaping on Rt. 6 and costs). Chair read Paul Kelly's written summary of the presentation:

George [Jorge C.] gave his slideshow of the proposed building, it's size being what's required for our town at this point. The building program has been fine-tuned, and in some instances, state regulations control the layout. George gave a brief slide show of previous designs that were rejected by the Building Committee (BC). Lastly, he presented variations the BC has been reviewing, ending with the preferred design, Number 5.

The Select Board (SB), had a chance to understand the process the BC has been undertaking, and seemed to understand that we made design changes to address issues raised by voters who did not like the previous design. We changed & unified roof shapes, window design and sizes throughout the building. The SB seemed to understand that the building design has been scaled back some without going the "Colonial" route. One of the SB stated that the building is highly visible and the Town wants to be proud of this public building.

There was some discussion about losing the existing trees on the site. A couple slides were put on the screen to illustrate the location of twenty-four (24) new trees which will be planted throughout the site. One SB member suggested no lawn to cut on the site.

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Next, Paul Millett went thru the budget issues and explained the difference between hard costs and soft costs. One SB member thought that this issue should be explained to the public. All in all, I think the SB did not appear to be overly concerned about the new \$15M cost. It is what it is. Paul stated that it's possible that the COVID Factor will even out and material prices will hopefully come down. I suggest that this subject should be looked into further by the OPM.

The next topic was marketing the project prior to the Town Meeting. Leslie Sandberg stated that she has some thoughts about who could provide this service. I think the SB was in agreement regarding the need for a comprehensive marketing program to sell the Police Station to the taxpayers.

Sheila McGuinness stated that the SB now has to take the lead, to participate and get the word out to the community.

Lastly, a reporter from the Banner was at the meeting. A story about getting the project built would be a good start. I think we got out of there around 9:45.

Discussion regarding timeline, as to when design is needed in order to go through the bidding process.

Leslie Sandberg addressed a concern Don Murphy voiced and said the Select Board was ready to "own" this project, working with the Building Committee.

Jorge Cruz suggested a subcommittee be formed to work on public engagement. Sheila M., Leslie S., Lisa W. and Jorge C. later volunteered and the Subcommittee for Public Engagement was formed.

Discussion regarding how many options should be presented to the public. Linda suggested adding a third option, even if it is more expensive. Others said to present only viable options. Sheila is ok with presenting the 2019 option and the 5A option. Don was noncommittal.
Discussion may continue.

Jorge C. showed all options again, 1-5, with additional 5A. #1 (parallel gables, concern about water damage to roof), #2, 1 story gable on side building (problem with having enough storage, so not functional), #3, intersecting buildings/gables with two side buildings, #4, shed roof on one side (makes side building look massive), #5, added sun shades back in with intersecting

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gables on two side buildings, #5A, same two side buildings, but the larger one will be on the Rt. 6 side instead of the parking lot side.

Leslie S. gave a presentation about a community/public engagement campaign, with suggestions to include education with a survey, creation of a website, of a FaceBook page (to drive people to the website) and a dedicated email. She also suggested a possible video, Op-Ed, and radio forum such a WOMR. She pointed out that the Building Committee has a lot of content already.

In other matters, Rich Waldo brought up that a new DPW facility is still needed and requested that they be able to present to the BC at a future meeting, in order to keep that project moving forward.

No date was set for the next BC meeting. The Subcommittee will meet next week. The meeting adjourned at 4:49 p.m.